

Buildings: Historic Rehabilitations

One of the greatest existing strengths that Downtown Gallatin currently enjoys is its surviving stock of historic buildings. These buildings are important because they provide a unique character that cannot be replicated today. Also, those qualified income-producing buildings needing a substantial rehabilitation and following federal standards can benefit from the federal investment tax credit worth 20 percent of the total rehabilitation costs. That credit can often be the difference between a viable project and one that is not. The federal standards for rehabilitation are provided as follows:

Secretary of the Interior's Standards for Rehabilitation

- 1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4) Most properties change over time; those

changes that have acquired historic significance in their own right shall be retained and preserved.

- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work

shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- 10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



Although both of these buildings on South Water Avenue appear to be in a relatively sound condition, their facades could be rehabilitated to a more original appearance. The building on the left would benefit from the restoration of its upper floor windows and a complete replacement of its storefront. The building on the right should have its metal awning removed or replaced, and the non-original brick bulkhead along the bottom of the storefront should be replaced with paneled wooden bulkhead.

Buildings: Redevelopment

The rehabilitation of Downtown Gallatin's most significant historic buildings should be the first priority for the study area. However, the second ranking priority should be the redevelopment of buildings that fail to contribute to downtown's historic character - "non-contributing" buildings. Redevelopment can occur in either the alteration of existing buildings or the complete replacement of existing buildings.

The proposed buildings for redevelopment consist primarily of substandard commercial and light industrial structures dating between approximately 1950 and 1975, and many are located in the northeast portion of the study area. In addition to lacking historic character, these buildings are typically inconsistent with traditional urban design principles. Most of these

buildings are only one story in height and feature off-street parking between the street and the building's front facade. Such development patterns dilute the historic urban fabric with suburban development patterns.

See pages 10 and 11 for a set of architectural and urban design principles that should be followed in the redevelopment of properties within Downtown Gallatin.



Buildings: Infill Development

Within a historic urban environment, undeveloped properties are, aesthetically, like missing teeth in an otherwise beautiful smile. Functionally, they also create “dead zones” in the streetscape that dilute the vibrance and attractiveness of the street. Economically, empty lots are a lost opportunity to provide businesses and other land uses that will contribute to the local economy and tax base, and to serve as one more market draw for the area.

Although there are numerous potential infill development sites throughout Downtown Gallatin, the map below illustrates those having the highest priority. These sites are located on downtown’s two key streets - Main and Water, and they are most central to the geographic core of Downtown Gallatin. It is

acknowledged that some infill sites now serve as parking, so that issue will need to be addressed on a site-by-site basis to insure that lost parking can be made up for at a nearby alternative site.

In some cases the actual footprint for infill buildings will need to be smaller than the areas highlighted below, but the areas highlighted illustrate the most appropriate locations. Also, infill buildings should strongly address the street and leave space for off-street

parking in the rear. See page 10 and 11 for a set of architectural and urban design principles that should be followed for all infill development within Downtown Gallatin.



Architectural & Urban Design Principles

NO: Inappropriate



Although a one-story building could be appropriate in Downtown Gallatin, it would need to have a taller height featuring a parapet wall for the front facade. Also, the setback is much too deep, and no off-street parking should be located between the building and its associated street.



Commercial buildings in Downtown Gallatin historically featured flat roofs with parapet wall facades. Therefore, a pitched roof, as shown above, would be inappropriate for new infill buildings.

YES: Appropriate



Commercial buildings in the study area should be one or two stories in height, and they should be located close to the street. Although all of these buildings have been developed within the past ten years, their heights and setbacks would be compatible with Downtown Gallatin.



Downtown Gallatin's commercial building roofs should be flat and hidden from the street by parapet facades, which can be articulated through design to accentuate the facade massing.



New residential buildings in Downtown Gallatin should be one to three stories in height, and they should have relatively shallow front setbacks. Setbacks should either include a narrow planting strip as shown above, or feature a design with a courtyard fronting onto the street.



New multi-family buildings in Downtown Gallatin can be either pitched, as shown for the townhouses above, or flat with a parapet facade, as in the case of commercial buildings.

Height & Setback

Roof Forms

Architectural & Urban Design Principles

NO: Inappropriate



This building fails to achieve the facade massing that is predominant for commercial buildings in Downtown Gallatin. Rather than being broken up into multiple masses, its facade consists of a single uninterrupted plane with a horizontal rather than vertical orientation.



This building's scale, massing and other urban design features could be desirable in many urban districts, but its facade design would be inappropriate for the historic core of Downtown.

YES: Appropriate



Projecting pilasters (attached pillars) are used on this new building to break up the facade into a series of three vertically oriented bays. This pattern of facade massing is compatible with the massing found historically in Downtown Gallatin.



Not all new commercial buildings in Downtown Gallatin require such a traditional storefront design, but they do need this approximate ratio of glazing and vertically oriented doors and windows.



A series of projecting vertical bays that punctuate the roof line have been used to create distinct massing for this new townhouse development. This type of infill would be compatible for the periphery of the study area, especially the northeast section.



Although pitched roofs and such a generous front setback are not necessary, this apartment building's facade of vertically oriented massing and windows is compatible with Downtown.

Massing

Facade Design

Downtown Library

From the very outset of this downtown planning project, there has been a strong consensus that a new public library is needed for Gallatin, and that it should be located downtown. Both the City and County have made commitments to jointly fund the project.

Location

Just as there has been agreement on the need for a new downtown library, there has also been agreement on adapting and expanding the former bank building on Main Street for this new use. Consequently, the City has already purchased the property and has initiated the necessary studies. Because the specific location had not been determined at the beginning of this downtown planning project, the consultant team evaluated the desirability of the former bank building site relative to other sites. There were only a few key criteria considered important for the library's location, and they included:

- A site within two blocks of the public square in order to maximize economic spin-off benefits to downtown's retail core
- A large site to accommodate both the library's building footprint and associated off-street parking
- A site that lacks historic buildings that might require demolition for the new library's development

Based upon those criteria, the two most logical sites were the parking lot immediately east of City Hall and the former bank building. Of those two sites, there were three primary reasons for the bank building to be the optimal site:

- 1) The site's existing building can be adapted and expanded in a manner that is less

- expensive than for totally new construction.
- 2) The City Hall site has been identified within this plan for a more preferred use as a park.
- 3) The bank property was offered to the City for a very reasonable price.

For all of those reasons, the consultant team recommended that the former bank property be the home for a new downtown library.

Recommended Design Standards

While it is beyond the scope of this downtown master planning project to conduct any detailed design work for the proposed downtown library, the following design considerations are recommended:

Provide a Recessed Addition on the East Side of the Existing Bank Building

It is important that key civic buildings in a downtown be sited and designed in a manner that underscores their significance to the community. By giving them physical prominence, such buildings also serve as easily recognized landmarks to help orient people within the downtown. The former bank building's location and form make it just another background building, and even a new façade may not go far enough in giving it the distinction that it warrants. However, because it has been preliminarily determined that the former bank building lacks the total space needed for a new library, the provision of an addition offers a wonderful opportunity to address this limitation of the bank building.

The east side of the existing bank building is the only option for the addition, as the west side is constrained by neighboring buildings, the north side is bound by Main Street, and the south side should not be encroached in order to retain space for parking.



Above is the former bank building as it currently appears. Beneath the mid-twentieth century "slip-cover" exterior is an architecturally insignificant brick building. Preliminary studies have determined that this building will be well-suited for adaptation as part of a new downtown library, although a new addition wing will be required for sufficient square footage, as well as the load-bearing capacity required for books.



The area outlined in red above illustrates the location of the new library. If it is acceptable to the property owner, new infill development is proposed to the immediate east of the library, as well as an improved rear parking area.